

COMMUNITY MEETING REPORT
Petitioner: The Maintenance Team, Inc.
Rezoning Petition No. 2020-119

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and virtual format of the Community Meeting (with instructions on how to request access to the virtual meeting) to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on September 24, 2020. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held via Zoom webinar on Tuesday, October 6, 2020 at 6:30 p.m.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The following persons attended the Community Meeting: Alice Harrill; Kent Main. The Petitioner's representatives at the Community Meeting were: David Kreutzer of The Management Team, Inc.; David Jarrett of American Asset Corporation; and Ty Shaffer of Robinson Bradshaw & Hinson.

SUMMARY OF ISSUES DISCUSSED:

The slides attached as Exhibit C were presented at the meeting. Copies of those slides will be made available on request, and also will be posted to the Planning Department's website on the page for this Petition.

Ty Shaffer welcomed everyone to the Community Meeting and introduced the Petitioner's representatives. Mr. Shaffer then provided the current schedule of events relating to this Rezoning Petition:

- Public Hearing—November 16, 2020
- Zoning Committee Work Session—December 1, 2020
- City Council Decision—December 21, 2020

He explained that the Public Hearing on November 16 is the opportunity for the public to speak in favor of or against the Petition. Mr. Shaffer noted that he expects these meetings to be conducted virtually, in light of the COVID-19 pandemic. He advised that those wishing to attend should confirm with the City the format of the meetings. He explained that these are the earliest dates on which each meeting could occur, and that if any meeting is deferred he will advise the attendees at the e-mail address they provided when requesting meeting attendance instructions.

Mr. Shaffer explained that the rezoning site is two parcels on the north side of Shopton Road, containing 9.8 acres. The site is outside of the City of Charlotte limits, but in the ETJ so subject to Charlotte zoning. Mr. Shaffer then showed aerial images of the parcel.

The site is zoned R-3, which allows single-family residential uses up to three dwelling units per acre. It is in the Airport Noise Overlay District. Surrounding parcels to the north and east are zoned R-3; the parcels immediately adjacent to the west, and to the south across Shopton Road are zoned I-1 (light industrial).

The Petitioner is requesting that the site be rezoned to the I-2 (CD) zoning district, in order to accommodate a maximum 100,000 SF building that would be devoted to office, warehouse and distribution uses, and also to allow outside storage on the site. This is a conditional rezoning request, meaning that the site must be developed and used as set forth on the approved rezoning plan and the conditions accepted by the Petitioner in the development standards. Here, those conditions provide that if this Petition is approved, the site could only be devoted to those uses that are permitted by right or under prescribed conditions in the I-2 zoning district that are also permitted by right or under prescribed conditions in the I-1 zoning district except that the following three I-2 uses would be permitted: (1) contractor offices and accessory uses; (2) the outdoor storage of goods and materials in excess of 25% of the floor area of the principal building on the site; and (3) warehousing. The Petitioner also has included a list of uses that are prohibited on the site. A single maximum 100,000 SF principal building would be permitted on the site, and it could be built in phases. The maximum height of that building would be 55 feet. Mr. Shaffer noted that the request is consistent with the Westside Strategic Plan, which calls for office/business park/industrial uses on this site.

Mr. Kreutzer addressed the meeting, and introduced The Maintenance Team. The Maintenance Team is a commercial property maintenance business, with a focus primarily on HVAC, electrical, plumbing and landscaping for commercial sites. The company currently is located on the south side of Shopton Road.

Mr. Shaffer then reviewed the rezoning site plan, and identified the location of the single access drive from Shopton Road, the building location, and the proposed storm water detention area. He also explained that the uses on the site would be buffered from adjacent residential parcels by a Class A buffer measuring 75 feet with a four foot berm and screening as required by the Zoning Ordinance.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- A neighbor noted that his community owns the property to the north of this site, separated by an easement. That community has fought to protect against the encroachment of I-2 uses into the area, but he understands that the Petitioner's request is not really for I-2 because of the limited uses. He asked if the Petitioner is relocating to this site, or expanding. Mr. Kreutzer explained that the Petitioner is relocating its operations to this parcel.

- A neighbor asked if the single-family parcel fronting Shopton Road was going to remain a home. Mr. Kreutzer noted that the Petitioner will purchase that lot, but it is likely that the home will stay on the parcel.
- A neighbor asked if the Petitioner would agree to a minimum building size, in order to ensure that a building is constructed and the site does not just end up being parking and outside storage. Mr. Kreutzer and Mr. Jarrett responded that the Petitioner would be willing to include a note on the plan providing for a minimum building size. Mr. Jarrett also reminded attendees that the Petitioner is relocating its offices to this site, and will need to construct a building.
- A neighbor asked about run off and how it would be handled. Mr. Jarrett noted that the site must comply with the City's regulations in order to get a permit. The Petitioner must submit for a sediment and erosion control permit, and also will be required to capture run off. The proposed detention pond will serve that function. He also noted the 75 foot Class A buffer between the detention pond and the property line, which will help to mitigate against run off concerns.
- A neighbor asked about the nature of the outside storage proposed on the site. Mr. Jarrett explained that it primarily will be landscaping materials (e.g. trees in planters, and other material), as well as some truck parking in the parking lot. But the need for area to store materials for the landscaping portion of the business is driving the request for outside storage; the Petitioner's goal eventually is to park all trucks inside the completed building. In response to a follow up question, Mr. Jarrett confirmed there would be no storage of chemicals in those outside storage areas.

There being no more questions, Mr. Shaffer thanked the attendees for participating, and advised that he was happy to answer any questions that arise after the Community Meeting. The meeting was then adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 9th day of October, 2020.

The Maintenance Team, Inc., Petitioner

cc: Lisa Arnold, Charlotte Planning, Design and Development Department (via email)

EXHIBIT A

2020-119	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2020-119	14125107		SIRUS LANE PARTNERS LLC			600 DISCOVERY PLACE		MABLETON	GA	30126
2020-119	14125108		SIRUS LANE PARTNERS LLC			600 DISCOVERY PLACE		MABLETON	GA	30126
2020-119	14125109	REDBURN JR	CALVIN J	NANCY L	REDBURN	4032 SHOPTON RD		CHARLOTTE	NC	28217
2020-119	14125110		THE MAINTENANCE TEAM			5950 FAIRVIEW RD STE 800		CHARLOTTE	NC	28210
2020-119	14125111	CARPENTER	MICHAEL S	GLORIA P	CARPENTER	4000 SHOPTON RD		CHARLOTTE	NC	28217
2020-119	14125112	COMBS	MARK S	SARA	MELOTT	3836 SHOPTON RD		CHARLOTTE	NC	28217
2020-119	14125113		EAGLE LAKE FISHING CLUE			3615 EAGLE LAKE DR		CHARLOTTE	NC	28217
2020-119	14125115	REDBURN JR	CALVIN J	NANCY L	REDBURN	4040 SHOPTON RD		CHARLOTTE	NC	28217
2020-119	20146131		EXETER 4015 SHOPTON LL ATTN: TIMOTHY J WEBER			101 WEST ELM ST STE 600		CONSHOHOCKEN	PA	19428
2020-119	20146133		EXETER 4015 SHOPTON LL ATTN: TIMOTHY J WEBER			101 WEST ELM ST STE 600		CONSHOHOCKEN	PA	19428

2020-119	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2020-119	Eagle Creek Homeowners Association	Larry	Harbin	4209 Eagle Lake Dr N	<Null>	Charlotte	NC	28217
2020-119	Edinborough Homeowners Association	Gerald	Nichols	5525 Eagle Lake Dr S	<Null>	Charlotte	NC	28217
2020-119	Steeleberry Acres Neighborhood Association	Michelle	Stone	8914 Steeleberry Dr	<Null>	Charlotte	NC	28217
2020-119	Stoney Ridge Homeowners Association	Frank	Matthews	9006 Gerald Dr	<Null>	Charlotte	NC	28217
2020-119	Sullivan's Trace Homeowners Association	Alex	Taylor	8849 Gerrin Ct	<Null>	Charlotte	NC	28217

EXHIBIT B

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting - **Rezoning Petition No. 2020-119** filed by The Maintenance Team, Inc. to request the rezoning of an approximately 9.8 acre site located on the north side of Shopton Road between Sandy Porter Road and Sirona Drive

**Date and Time
of Meeting:** Tuesday, October 6, 2020 at 6:30 p.m.

Place of Meeting: See Below for Information on How to Access the Virtual Community Meeting

We are assisting The Maintenance Team, Inc. (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 9.8 acre site located on the north side of Shopton Road between Sandy Porter Road and Sirona Drive from the R-3 zoning district to the I-2 (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a building on the site that would contain a maximum of 100,000 square feet of gross floor area and would be devoted to office, warehouse and distribution uses and outside storage.

The Petitioner will hold a virtual Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design & Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, on behalf of the Petitioner, we invite you to participate in the virtual Community Meeting regarding this Rezoning Petition on Tuesday, October 6, 2020 at 6:30 p.m. Area residents and representatives of area organizations who would like to participate in the Community Meeting must email their personal email addresses to nspeed@robinsonbradshaw.com to receive an electronic invitation and link to the Community Meeting. If you do not have access to the internet or cannot otherwise participate in the Community Meeting and would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions.

The presentation will also be available on-line for review for a period of at least 10 days after the Community Meeting. The presentation will be posted on the Planning Department's webpage for this Rezoning Petition (Rezoning Petition No. 2020-119). You can also continue to contact us with questions after the Community Meeting.

Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at jcarmichael@robinsonbradshaw.com.

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Victoria Watlington, Charlotte City Council District 3 (via email)
Ms. Lisa Arnold, Charlotte Planning, Design & Development Department (via email)

Date Mailed: September 24, 2020

EXHIBIT C

Rezoning Petition No. 2020-119

The Maintenance Team, Inc., Petitioner

Community Meeting

October 6, 2020

ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

Agenda

- I. Introduction of Rezoning Team Members
- II. Current Rezoning Schedule
- III. Site/Current Zoning/Rezoning Request
- IV. Land Use Plan
- V. Information on The Maintenance Team, Inc.
- VI. Review of Rezoning Plan
- VII. Questions

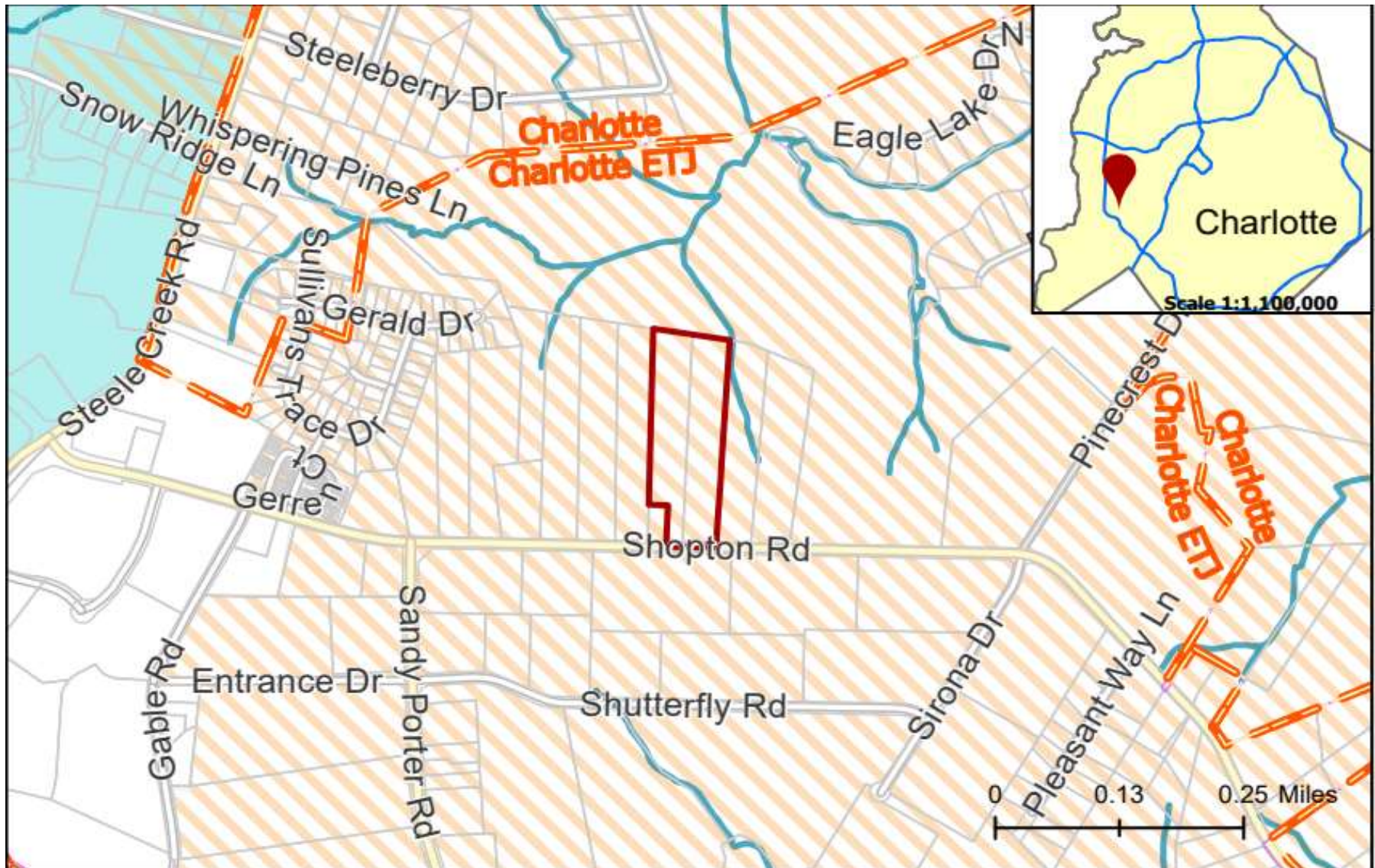
Rezoning Team

- David Kreutzer, The Maintenance Team, Inc.
- David Jarrett, American Asset Corporation
- Austin Watts, Kimley Horn
- Ty Shaffer, Robinson, Bradshaw & Hinson

Current Rezoning Schedule

- Public Hearing: Monday, November 16, 2020 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, December 1, 2020 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, December 21, 2020 at 5:00 PM at the Charlotte-Mecklenburg Government Center

Site – 9.8 Acres



Site – 9.8 Acres



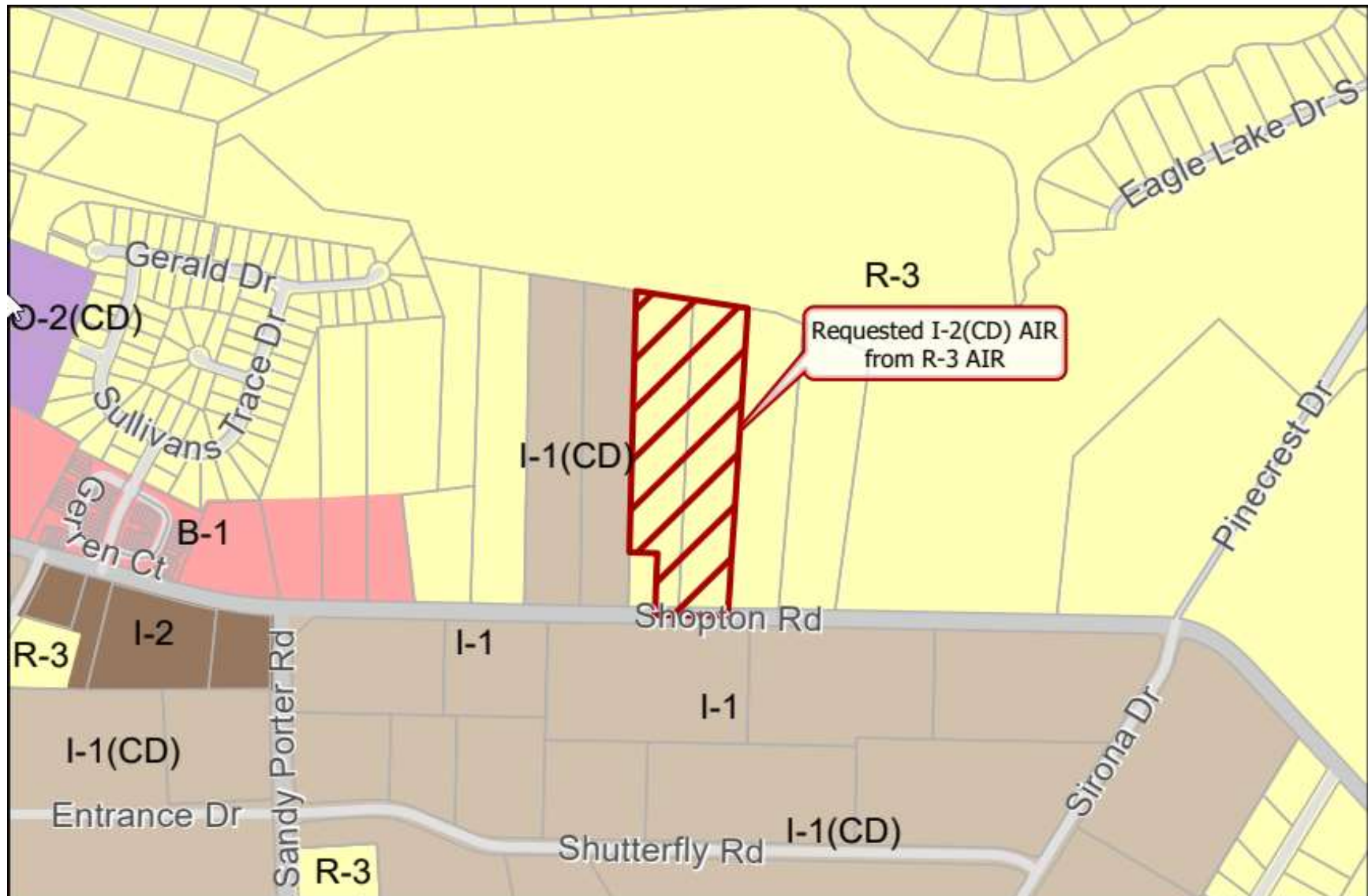
Site – 9.8 Acres



Site – 9.8 Acres



Current Zoning of the Site and Nearby Parcels



Rezoning Request

Requesting that the site be rezoned from the R-3 AIR zoning district to the I-2 (CD) AIR zoning district to accommodate a maximum 100,000 square foot building that would be devoted to office, warehouse and distribution uses and outside storage on the site

Rezoning Request - Continued

If this Rezoning Petition is approved, the site could only be devoted to those uses that are permitted by right or under prescribed conditions in the I-2 zoning district that are also permitted by right or under prescribed conditions in the I-1 zoning district except that the following three I-2 uses would be permitted:

- (1) Contractor offices and accessory uses
- (2) The outdoor storage of goods and materials in excess of 25% of the floor area of the principal building on the site

Rezoning Request - Continued

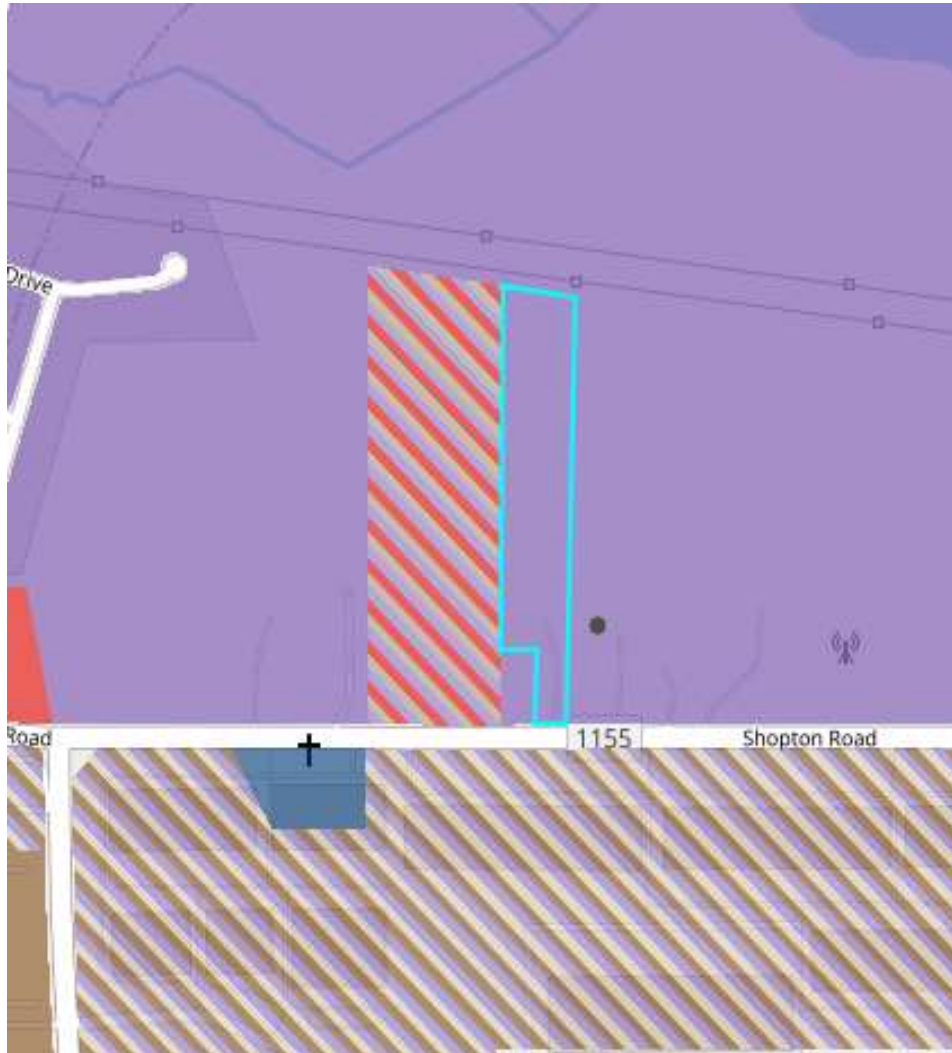
(3) Warehousing

Certain allowed uses prohibited

One principal building may be constructed on the site, and it may be constructed in one or more phases.

Maximum Building Height: 55 feet

Land Use Plan



Land Use Proposed: Westside Strategic Plan

Planning District	Southwest
Plan Name	Westside Strategic Plan
Plan Adoption Date	6/11/2000, 8:00 PM
Adoption Type	Area Plan
Proposed Landuse Code	OFFICE5
Proposed Landuse Description	Office/Business Park/Industrial
Residential Density	-9.00
Zoning Designation	
Rezoning Date	
Zoning Petition	
Generalized Landuse	Office

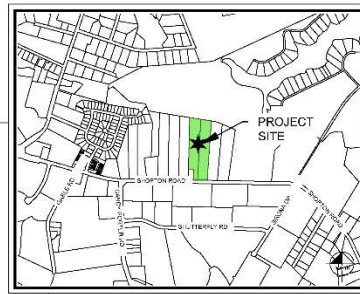
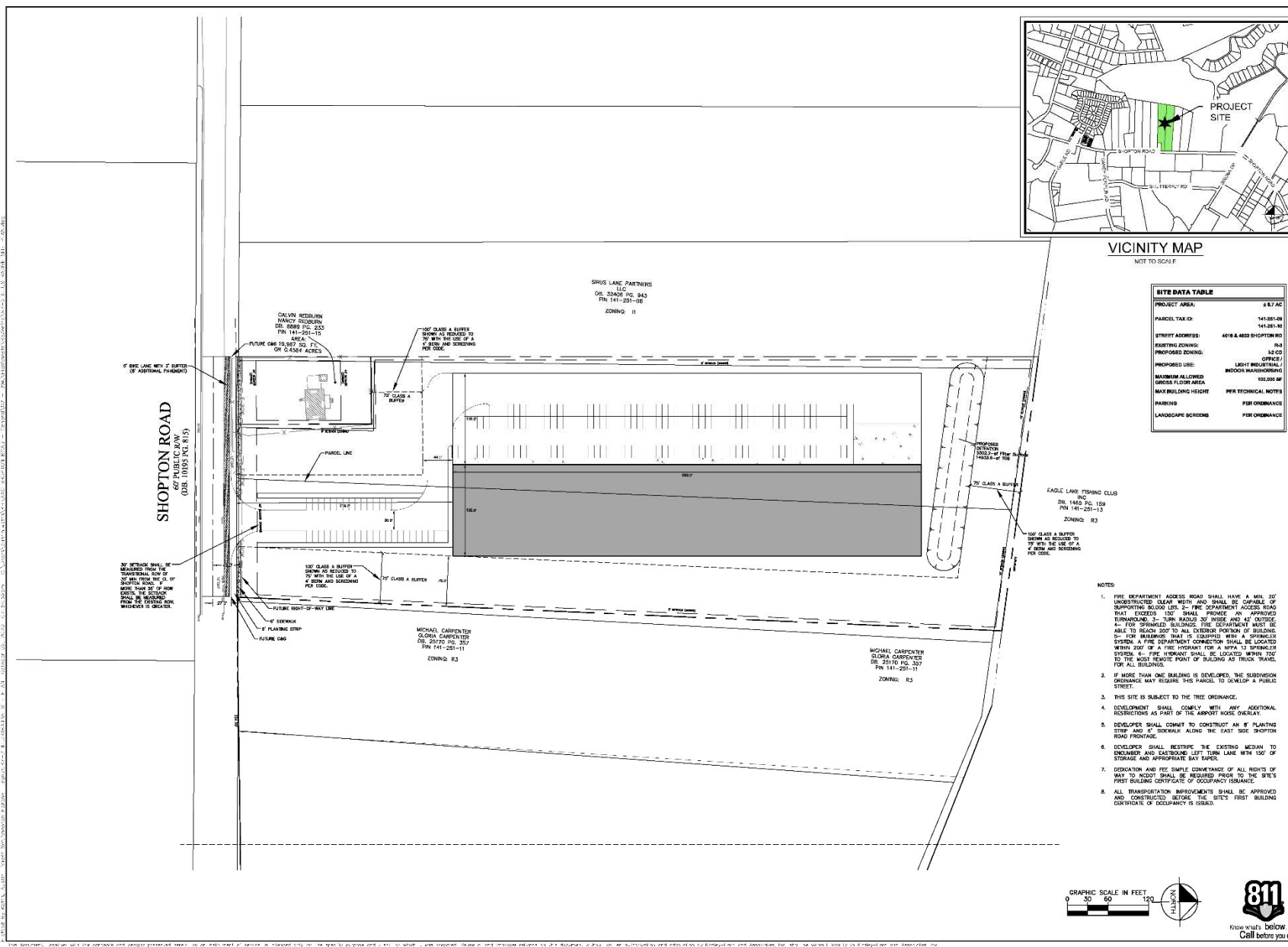


www.tmt-usa.com



Rezoning Plan

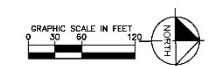
THIS DOCUMENT, TOGETHER WITH THE CONDITIONS AND SPECIFICATIONS HEREIN, IS THE PROPERTY OF KIMLEY-HORN & ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN & ASSOCIATES, INC.



VICINITY MAP
NOT TO SCALE

SITE DATA TABLE	
PROJECT AREA:	1.87 AC
PARCEL TAX ID:	141-251-02
STREET ADDRESS:	4016 & 4022 SHOPTON RD
EXISTING ZONING:	R-2
PROPOSED ZONING:	R-2
PROPOSED USE:	OFFICE /
MAXIMUM ALLOWED GROSS FLOOR AREA:	100,000 SF
MAX BUILDING HEIGHT:	PER ORDINANCE
PARKING:	PER ORDINANCE
LANDSCAPE SCREENS:	PER ORDINANCE

- NOTES:
1. FIRE DEPARTMENT ACCESS ROAD SHALL HAVE A MIN. 20' UNRESTRICTED CLEAR WIDTH AND SHALL BE CAPABLE OF SUPPORTING 80,000 LBS. 2. FIRE DEPARTMENT ACCESS ROAD THAT EXCEEDS 120' SHALL PROVIDE AN APPROVED BURNING BAR. 3. TURN RADIUS OF 100' AND 42' OUTSIDE. 4. FOR SPARKED BUILDINGS, FIRE DEPARTMENT MUST BE ABLE TO REACH 200' TO ALL EXTERIOR PORTION OF BUILDING. 5. FOR BUILDINGS THAT IS EQUIPPED WITH A SPRINKLER SYSTEM, A FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 200' OF A FIRE HYDRANT FOR A NFA 13 SPRINKLER SYSTEM. 6. FIRE HYDRANT SHALL BE LOCATED WITHIN 750' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK TRAVEL FOR ALL BUILDINGS.
 2. IF MORE THAN ONE BUILDING IS DEVELOPED, THE SUBDIVISION ORDINANCE MAY REQUIRE THIS PARCEL TO DEVELOP A PUBLIC STREET.
 3. THIS SITE IS SUBJECT TO THE TRIDE ORDINANCE.
 4. DEVELOPMENT SHALL COMPLY WITH ANY ADDITIONAL RESTRICTIONS AS PART OF THE APPROVED MAPS DELAY.
 5. DEVELOPER SHALL COMPLY TO CONSTRUCT AN 8' PLANTING STRIP AND 8' TRENCH ALONG THE EAST SIDE SHOPTON ROAD FRONTAGE.
 6. DEVELOPER SHALL RESTRIPE THE EXISTING MEDIAN TO ENCOUNTER AND EXISTING LEFT TURN LANE WITH 150' OF STORAGE AND APPROPRIATE BAY TAPER.
 7. EROSION AND FILL SIMPLE CONFORMANCE OF ALL RIGHTS OF WAY TO 100% SHALL BE REQUIRED PRIOR TO THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY ISSUANCE.
 8. ALL RECONSTRUCTION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.



DATE: 05/17/2023
BY: J. H. HORN
CHECKED BY: J. H. HORN
PROJECT NO: 23-001

ILLUSTRATIVE SITE PLAN

PCR MIXED USE
PREPARED FOR
AMERICAN ASSET
COOPERATION

REZONING PETITION NO. 2020-
RZ-2



Questions